

**DEVELOPMENT SERVICES DEPARTMENT
PROJECT STATUS REPORT
June 19, 2014**

DISCRETIONARY APPLICATIONS ON FILE

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
CHANGED PLANS				
CP 6-14-4516	JM	Staff	<i>Request:</i> Minor modification to existing residential monument sign <i>Location:</i> 25421 Alta Loma <i>Applicant:</i> Michele Kazerooni, Outdoor Dimensions for Serrano Highlands Apartments	Submitted 6/17/14.
CP 6-14-4508	JM	Staff	<i>Request:</i> Addition of patio/outdoor dining area in a multi-tenant commercial center. <i>Location:</i> 22741 Lambert Street <i>Applicant:</i> John Melkonian	Submitted 6/3/14.
CP 8-13-3507	RS	Staff	<i>Request:</i> Construction of a 550 sf mezzanine and 1,185 sf cleanroom within an existing industrial building <i>Location:</i> 26882 Vista Terrace <i>Applicant:</i> Charlie Castaneda, American Cleanroom Systems	Submitted 8/7/13. Screencheck sent 8/26/13. On hold at applicant's request.

GA – Gayle Ackerman, Director
CT – Carrie Tai, Senior Planner
RS – Ron Santos, Senior Planner
JM – Jennifer Mansur, Associate Planner

CK – Cheryl Kuta, Planning Manager
SR – Stephanie Roxas, Assistant Planner

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 5-14-4485	CK	Staff	<i>Request:</i> Model home complex for Brookfield Homes “El Paseo” project <i>Location:</i> 61 & 71 Auto Center Drive <i>Applicant:</i> Cheryl Casanova, Brookfield Homes	Submitted 5/8/14. Screencheck sent 5/20/14. Resubmitted 5/22/14.
SDP 5-14-4476	CT	PC	<i>Request:</i> Master Landscape Plan for Portola Center <i>Location:</i> Portola Center Area Plan (Saddleback Ranch Road/Glenn Ranch Road) <i>Applicant:</i> Scott Molloy, Baldwin and Sons	Submitted 5/6/14. Screencheck letter sent 6/5/14.
SDP 3-14-4425	JM	PC	<i>Request:</i> Façade remodel for Frank’s Subaru <i>Location:</i> 23663 Rockfield Blvd <i>Applicant:</i> Kirk Nelson, Design Intervention	Submitted 3/25/14. Screencheck sent 4/18/14. Resubmitted 5/16/14. Screencheck letter sent 6/9/14.
SDP 6-12-2697	JM	Staff	<i>Request:</i> Request to legalize additions to Avila’s El Ranchito Restaurant <i>Location:</i> 24406 Muirlands Blvd. <i>Applicant:</i> Sal Avila	Submitted 6/28/12. Screencheck sent 7/26/12. Resubmitted 10/22/13. Screencheck sent 11/20/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 4-14-4465	JM	PC	<i>Request:</i> 5,000 doggie daycare facility with overnight care <i>Location:</i> 20602 Prism Place <i>Applicant:</i> Anthony Dagestino, Adapt Design Services	Submitted 4/22/14. (see also UP 4-14-4466) Screencheck sent 05/20/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 4-14-4466	JM	PC	<i>Request:</i> New preschool/daycare facility in new building <i>Location:</i> 20602 Prism Place <i>Applicant:</i> Anthony Dagestino, Adapt Design Services	Submitted 4/22/14. (see also UP 4-14-4465) Screencheck sent 5/20/14.
UP 2-14-4314	RS	PC	<i>Request:</i> Establish a tow yard including the construction of 1,000 sq. ft. building, rehab of existing building, paving, walls, fencing and landscape. <i>Location:</i> 25101 Front Street <i>Applicant:</i> Alex Mohamed, Southside Towing	Submitted 2/26/14. Screencheck sent 3/19/14.
UP 7-13-3463	SR	PC	<i>Request:</i> Attended recycling center at Heritage Hill shopping center. <i>Location:</i> 21751 Lake Forest Drive <i>Applicant:</i> Roy Hasson, Permit Advisors	Submitted 7/12/13. Screencheck sent 8/12/13.
UP 4-13-3260	RS	PC	<i>Request:</i> Use Permit for contractor storage yard. <i>Location:</i> 23281 Cherry Avenue <i>Applicant:</i> Jeffrey Gill	Submitted 4/10/13. Screencheck sent 5/10/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
PLANNED SIGN PROGRAM				
PSP 9-13-3572	JM	PC	<i>Request:</i> Minor Planned Sign Program for new apartment community <i>Location:</i> SW Corner of Alton Parkway and SR-241, Baker Ranch Planning Area 1A <i>Applicant:</i> Mark Janda, AvalonBay Communities	Submitted 9/20/13. Screencheck sent 10/15/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TPM 5-14-4488	CT	PC	<i>Request:</i> Subdivision of a single developed lot into two lots <i>Location:</i> 20 Icon, Foothill Ranch <i>Applicant:</i> Joshua Rippon, DRC Engineering	Submitted 5/14/14. Screencheck sent 6/13/14.
TTM 17331	CT	PC/CC	<i>Request:</i> Amendment to approved Tentative Tract Map 17331 to reconfigure parcel 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also AP 12-13-3733. Screencheck sent 1/16/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 17707	CT	PC/CC	<i>Request:</i> Subdivision of approximately 30 acres for single family and multi-family residential development. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties.	Submitted 12/16/13. Screencheck sent 1/16/14. Resubmitted 3/3/14. Planning Commission workshop held 3/27/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
AREA PLANS				
AP 12-13-3733	CT	PC/CC	<i>Request:</i> Amendment to approved Serrano Summit Area Plan to reconfigure Planning Area 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also TTM 17331. Screencheck sent 1/16/14.
AP 11-11-2261	CK	PC	<i>Request:</i> Area Plan to allow interim use of undeveloped property which is a former sand and gravel mine <i>Location:</i> Northwest corner of Portola Parkway and Rancho Parkway <i>Applicant:</i> Larry Tucker, Baker Ranch Properties, LLC	Submitted 11/29/11. Scheduled for Planning Commission review 5/9/13. Continued to 6/27/13. Removed from calendar.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
GENERAL PLAN AMENDMENTS				
GPA 12-13-3705	CK/CT	PC/CC	<i>Request:</i> Amend General Plan Land Use designation to allow residential development on a property currently designated for Commercial Uses. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also ZC 12-13-3706. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission Workshop held 3/27/14. Environmental review in process.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 5-14-4503	CT	PC/CC	<i>Request:</i> Amend Zoning Code regulations (LFMC 9.168.090) for Shared Parking <i>Location:</i> City-wide <i>Applicant:</i> City-initiated	Initiated 5/20/14 per City Council direction. Scheduled for Planning Commission review 6/26/14.
ZC 6-14-4507	SR/RS	PC/CC	<i>Request:</i> Amend Zoning Code regulations for promotional signage <i>Location:</i> City-wide <i>Applicant:</i> City-initiated	Initiated 1/21/14. Planning Commission review of draft ordinance scheduled for 7/10/14.

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ZONE CHANGES				
ZC 12-13-3706	CK/CT	PC/CC	<i>Request:</i> Amend Zoning designation to allow residential development on a property designated for Urban Activity Uses in the Baker Ranch Planned Community. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also GPA 12-13-3705. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission workshop held 3/27/14. Environmental review in process.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN	JM/GA	Staff	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 21721 Lake Forest Drive (Mobil Gas Station) <i>Applicant:</i> JHM Lake Forest Petroleum Corp.	Submitted 3/24/14. Denied 4/23/14. Appeal filed 5/2/14. Scheduled for Planning Commission review 6/12/14. Applicant requested continuance to 8/28/14. Continued to 8/28/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN	JM/GA	Staff	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 23829 El Toro Road (99Cent only Store) <i>Applicant:</i> Alcoholic Beverage Consulting	Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued 7/10/14.
PCN	JM/GA	Staff	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 26542 Towne Centre Drive (99Cent Only Store) <i>Applicant:</i> Alcoholic Beverage Consulting	Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued to 7/10/14.